



PLACER COUNTY GOVERNMENT CENTER MASTER PLAN UPDATE

Community Workshop #3 January 31, 2017

- MASTER PLAN POLICY
- PROCESS AND SCHEDULE UPDATE
- COMMUNITY WORKSHOP #2 REPORT-OUT
- VISION AND GUIDING PRINCIPLES
- ASSESSMENT FINDINGS
- PLACE-MAKING IDEAS
- MASTER PLAN OPTIONS
- COMMUNITY COMMENTS



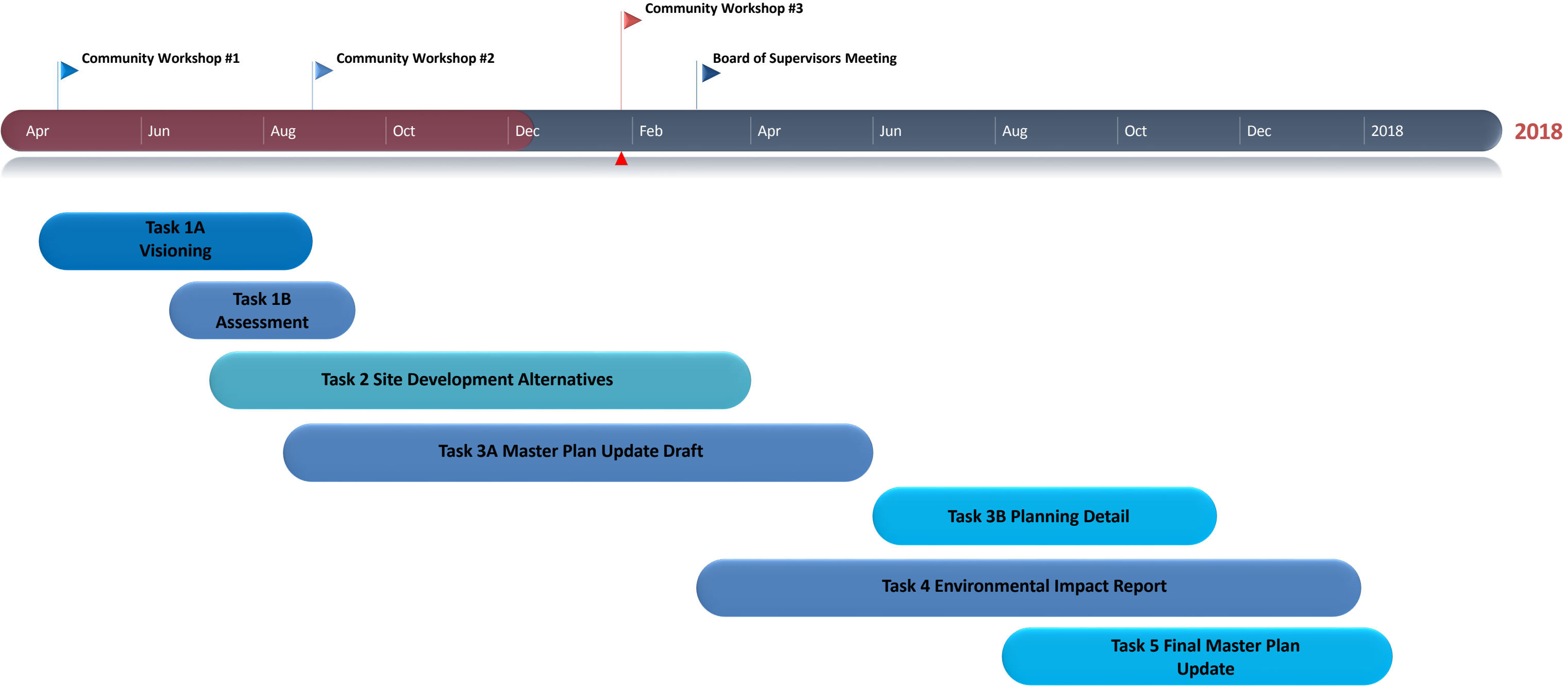
Create a balanced campus which positions the Placer County Government Center *to more efficiently provide services to the community, to provide a vital and compelling work environment, and to support the area's economic vitality.*

Master Plan Policies

Derived from the “Comprehensive Facilities Master Plan for Placer County”, 1993 Master Plan:

- **Location And Consolidation Policy**
 - *Placer County Seat remains.*
 - *County Nodes of Services Operations remain located in the Foothills, Tahoe Basin, South Placer areas.*
- **Bell Garden Apartments**
 - *Affordable housing.*
 - *Include some residential for County Employees is worth considering.*
- **Image, Design and Physical Access To County Facilities**
 - *Improve the efficiency, workability, appearance, access, and image of County facilities.*
- **Parking And Transportation**
 - *Provide adequate parking, discourage single-occupant vehicles.*
- **County Growth Policy**
 - *Continued growth to occur.*
- **Environmental Policy**
 - *Limit auto use, encourage public transportation.*
 - *Energy use policy for existing, inefficient buildings.*
 - *Agency wide recycling program.*
- **Child Care And Other Special Space Uses**
 - *Include area for small child care facilities.*
- **The Tahoe Area And South Placer**
 - *County continues to provide services from facilities in the Tahoe and South Placer.*
- **Acknowledge Needs Of Other Government Entities**
 - *Other municipalities may be affected by the County Government Center and their needs will be taken into consideration.*
- **Other Policy Components**
 - *Auburn Bowman Plan.*
 - *Home Depot Project.*
 - *Recent facility projects and transition out of Dewitt structures – Finance Administration Building , Auburn Justice Center, Community Development Resource Center, Animal Services.*

MASTER PLAN PROCESS & SCHEDULE



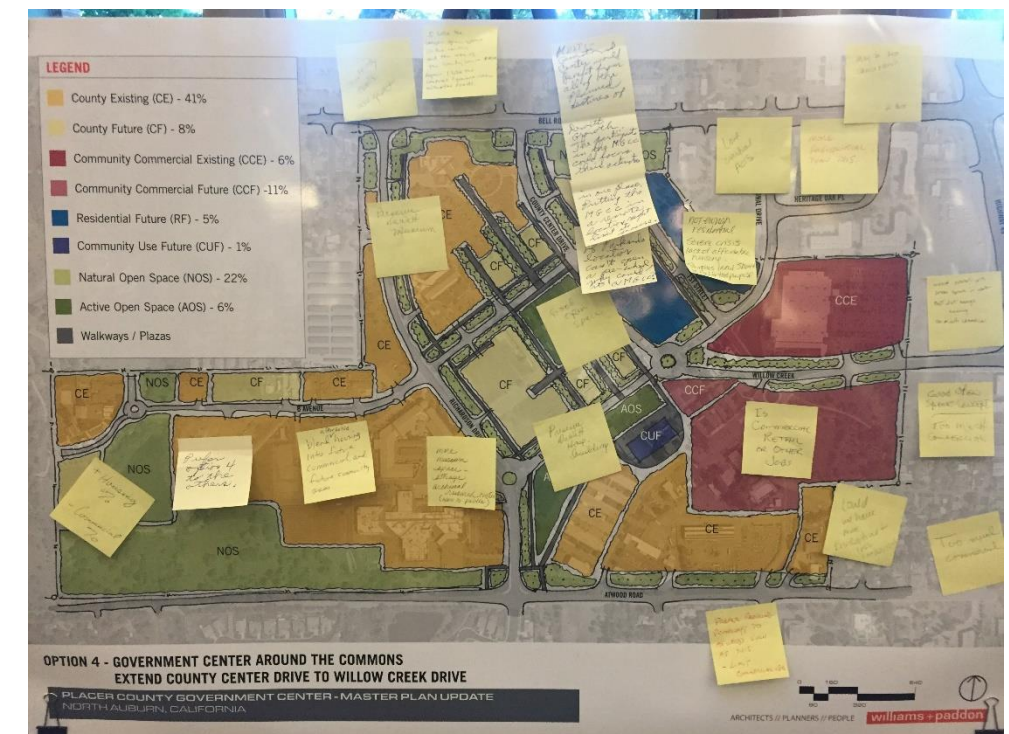
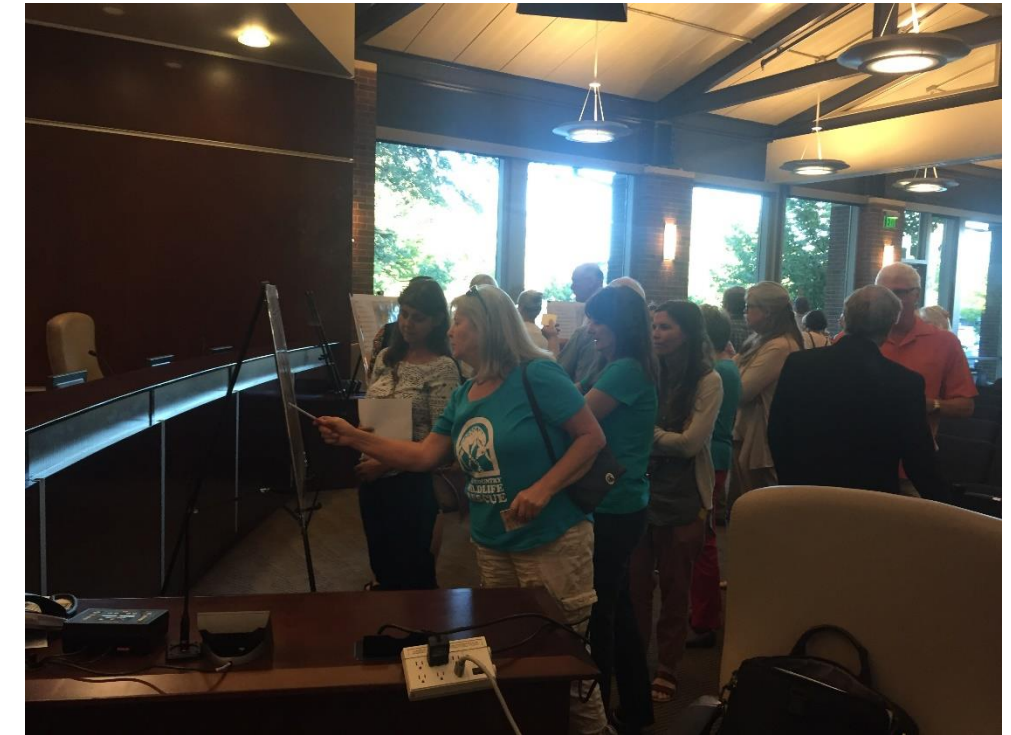
* All dates/time frames subject to change



General Community Comments

Sample Comments from Community Workshop #2 attendees

- Concern on traffic impacts at Atwood and Highway 49 intersection including Drive-In Way.
- Would like to see innovative mixed use zoning concepts with affordable housing.
- Possible effects of the runway modification at Auburn Airport.
- Concern on equal opportunities of adaptive reuse of DeWitt buildings in all options.
- Concern on campus safety.
- Commercial development in Auburn should fit the environment.
- Create a beautiful space for the community and improve quality of life – town square, incubator space due to proximity to airport, higher education satellite campus, high wage jobs, etc.
- Considerations for affordable housing locations on campus.





- *Efficient Delivery of Government Services*
- *Employee Well-being*
- *Campus Identity and Connectivity*
- *Building Community*
- *Diversity in Land Use*
- *Integrating Sustainability*
- *Adaptive Reuse*





Efficient Delivery of Government Services

Consolidating County services to provide a well-planned built environment that can be navigated intuitively.



Employee Well-being

Provide a supportive work environment for employees that takes into account their health and wellness, safety and security, support and comfort.



Campus Identity and Connectivity

Build a strong campus identity that will evolve over time and will exemplify a commitment to the future. Create a walkable campus with Civic Commons. Improve wayfinding and create connected yet individual experiences through “placemaking” throughout the campus. Engage with adjacent trail systems to encourage interaction by the surrounding community .



Building Community

Create spaces where people interact, to unite the community and enhance the quality of life. Outdoor spaces that are flexible and can accommodate diverse events builds a strong community foundation.



Diversity in Land Use

Providing a mix of land uses that includes commercial and residential opportunities to accommodate diversity in use and users.

Adaptive Reuse

Identifying opportunities for cultural context.



Integrating Sustainability

Incorporating green building practices will create long term positive impacts for the community.

Placer County Housing Element:

“The County shall update the DeWitt Center Master Plan to identify sites that are appropriate for higher-density and mixed-use development.”

Current Residential Densities:

- **HOUSING ELEMENT** – 10 units per acre
- **AUBURN-BOWMAN PLAN** – 15 units per acre
- **ZONING ORDINANCE** – 21 units per acre

Master Plan Update recommends residential density of up to 30 units per acre.

SUMMARY OF ASSESSMENT ACTIVITIES

- **Site and Facility Assessment** – Conducted on site review/assessment of specific existing PCGC facility assets, site and building conditions, inclusive of DeWitt General Hospital Buildings’ cultural significance.
- **Facility Utilization Needs Assessment** – Through meetings, interviews, and research, prepared accounting of current and projected physical space needs of County uses.
- **Transportation and Circulation Assessment** – Conducted on site traffic survey, and prepared a general analysis of current local roadways, and roadway, bicycle, bus and pedestrian walkway systems within the site.
- **Utility Infrastructure Assessment** – Conducted on-site and existing utility documentation review/assessment of current capabilities. Water (domestic and fire), Storm Water, Sanitary Sewer, and Electrical.
- **Landscape and Open Space** – Conducted review/assessment of current campus landscape and open space areas including Campus Imperviousness, Landscape Zones, Drought Conversion Plan, Landmark Trees, Tree Health/Vigor, and Dominant Tree Species.
- **Energy, Water and Carbon Plan** – Prepared outline for potential energy-related policy and regulatory drivers; Energy, Water and Carbon Master Planning issues; and projected climate change and related impacts on vulnerabilities to inform the PCGC master planning process.
- **Environmental Impact Report** – Conducted field observations and prepared Biological Resources Assessment and Jurisdictional Delineation.

PROGRAMMING FINDINGS

POTENTIAL COUNTY and COMMUNITY SPACE NEEDS

POTENTIAL COUNTY PROJECTS

770,500 sf of building area

17.7+/- acres of site area

- *Health and Human Services*
- *County Administrative Center*
- *Agriculture Commissioner and Farm Advisor*
- *Clerk Recorder Elections Training / Warehouse*
- *Museums Warehouse*
- *Corporation Yard Administration and Training Center*
- *Sheriff and Probation Support*
- *Fire Station 180 Expansion*
- *Administrative Service IT/Telecom/Warehouse*
- *FAB and CDRC Annex*
- *Relocation Projects: Sheriffs Dive Unit, Utilities Department, Parks and Grounds, Tire Barn*

POTENTIAL COMMUNITY PROJECTS

424, 200 sf of building area

9.7+/- acres of site area

- *Dewitt Heritage/Adaptive Reuse*
- *Community Events Center*
- *Central Green*

WET UTILITIES INFRASTRUCTURE

OPPORTUNITIES

- To upgrade an existing and, in some cases, aged utility system while integrating with the systems of utility stakeholders in an effort to provide sufficient and surplus capacity.
- To implement sustainable practices towards the conservation of water as a precious resource.
- To develop a combined project specific and campus-wide storm system Master Drainage Plan that institutes a practice of prudent stormwater management.

CONSTRAINTS

- Current water, irrigation, sanitary sewer and storm utility systems do not meet today's standards for capacity.
- The cost to upgrade the system, even under a phased scenario, will be extensive.

ELECTRICAL AND TELECOMMUNICATIONS

OPPORTUNITIES

- To upgrade an existing and, in some cases, aged utility system while resolving inefficient routing, redundancy and security concerns.
- To master plan distribution network and capacities with utility providers for ease of implementation of new projects.
- Ability to affect reduction in electric energy demand through use of more efficient lighting and renewable resources such as solar systems.

CONSTRAINTS

- Ability to determine capability of existing underground conduit system (sizes) to accommodate additional conductors, wiring.

CULTURAL/HISTORIC

OPPORTUNITIES

- Potential focused building restoration applications might allow opportunities to honor and celebrate the Dewitt heritage.
- A possible museum application, similar to the Bernhard Museum, might provide a draw to the area and raise public awareness.
- Potential interpretive signage and graphics might allow for additional opportunities to present the Dewitt context around the campus.
- National Registry of Historic Places designation will be considered.
- Continued use of the 300 buildings for warehousing and shop space is an opportunity.

CONSTRAINTS

- Structural, code, environmental and ADA challenges when considering for reuse or repurpose.
- The challenges associated with utilizing 75–year-old buildings for contemporary County office space are many.
- Planning for new uses identified as opportunities in the economic analysis in conjunction with existing Dewitt buildings is constraining.
- Existing Dewitt building locations constrain placement of potential open space, an efficient traffic circulation system, appropriate street sections and increased building densities, including residential.

TRANSPORTATION AND PARKING

OPPORTUNITIES

- To be able to incorporate a walkable campus that is bike and pedestrian-friendly; safe, convenient and pleasant.
- To plan a complete vehicular circulation system that aids wayfinding, calms traffic, and provides ready access to parking and facilities.

CONSTRAINTS

- Campus will likely be constructed in phases, extending the time to build out a cohesive and connected transportation system.

BIOLOGICAL

OPPORTUNITIES

- Substantial tree canopy exists in many locations throughout the site, which can provide aesthetic and energy-conservation benefits.
- Site landscaping could incorporate native plant and low-water use demonstration gardens.
- Landscaping with native and low-water use plants could provide water consumption and maintenance cost benefits.

CONSTRAINTS

- Impacts to the valley oak woodland vegetation, wetlands and the pond community may require permits, other approvals, mitigation and restoration/replanting.

LANDSCAPE

OPPORTUNITIES

- Healthy campus forest: opportunities to save existing trees and create shade and placemaking.
- Walkability: campus size promotes opportunities for mixed use and walkable, complete streets.
- Connectivity: connections to existing commercial core to spur mixed use and allow for biking and walking connections internally and to regional trails.
- Historic framework: Highlight historical fabric and important buildings as part of the campus master plan.
- Views and topography: Relatively flat site enhances walkability and allows views and special features to be highlighted.

CONSTRAINTS

- Wayfinding: difficult to navigate and find destination.

ZERO NET ENERGY, ZERO NET WATER AND CLIMATE CHANGE

OPPORTUNITIES

- PCGC is on the forefront of opportunities to incorporate Zero Net Energy, Zero Net Water and Climate Change requirements into long range planning. Demand reduction is the most cost-effective way to address these issues. Doing so will help PCGC increase resilience, reduce long term operational costs, and provide opportunities to be a leader in addressing major environmental issues impacting the County.
- There are significant opportunities for incorporating efficiency and “green infrastructure” into the project that will help reduce long term operating costs and provide enduring value.

CONSTRAINTS

- Campus energy and water demand is likely to increase significantly due to new construction, increased occupancy, more energy intensive building uses and improved levels of service. This will coincide with increasing water constraints, and escalating utility costs.
- California has very ambitious energy, water and climate policy goals that this project will likely have to comply with during the planning horizon including expectation that the CBC will require that all new residential construction be “Zero Net Energy” (ZNE) by 2020, non-residential construction be ZNE by 2030.

MARKET STUDY

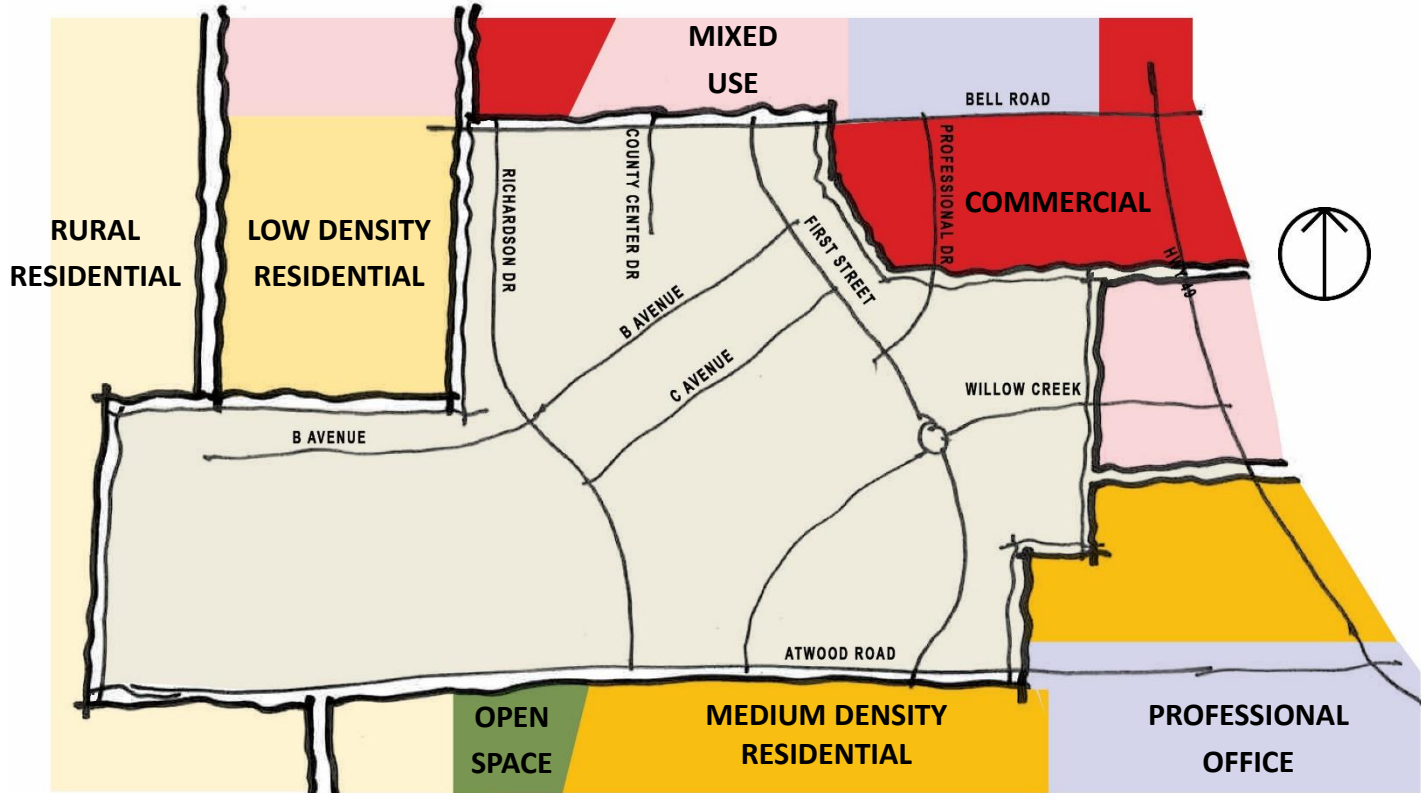
OPPORTUNITIES

- The proposed mix of government, residential, and commercial uses, is not only in line with place-making trends that value walkability, public spaces, and mixed uses, but also presents an opportunity to create a civic center that enhances and reflects North Auburn's identity.
- Existing and proposed community assets—like nearby medical facilities, the Foothill Farmers Market, and the community itself—should be leveraged to inform development programming, which has to be creative (e.g. food hall concept, including educational uses) to overcome current market fundamentals that are unattractive to developers.
- The competitive advantage of PCGC relative to other sites can be improved through the inclusion of onsite amenities such as open space as well as through various place-making techniques such as creating connections between the various land uses. Successful place-making efforts will improve market capture of commercial uses.
- Market Assessment has identified variety of residential products as strong market.

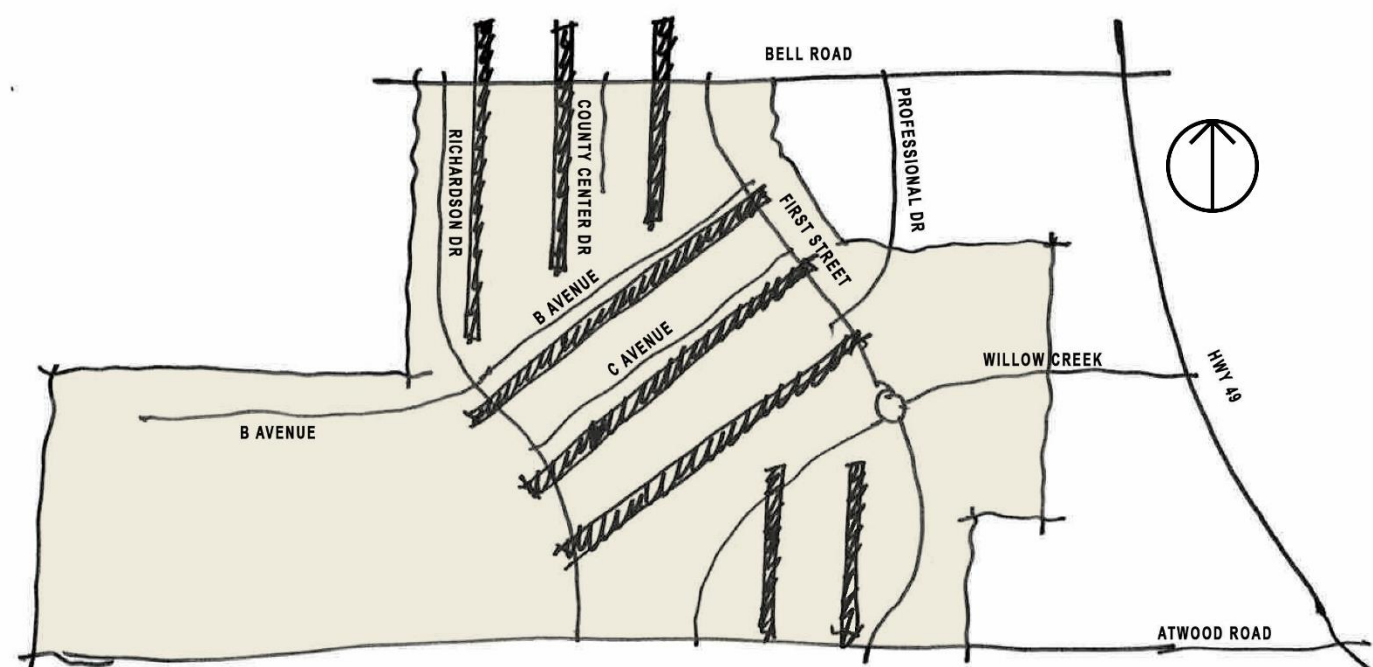
CONSTRAINTS

- There is an overall high cost of construction and current Auburn lease rates may not support new office/retail development.
- The site's location off of Highway 49 is a constraint given its lower visibility and lack of direct access to the Highway, making the site less attractive to traditional retail developers and tenants.
- Despite strong market fundamentals for multifamily residential and hotel uses, current trends for the office and retail markets show stagnant rent growth, which may discourage immediate development of these products.

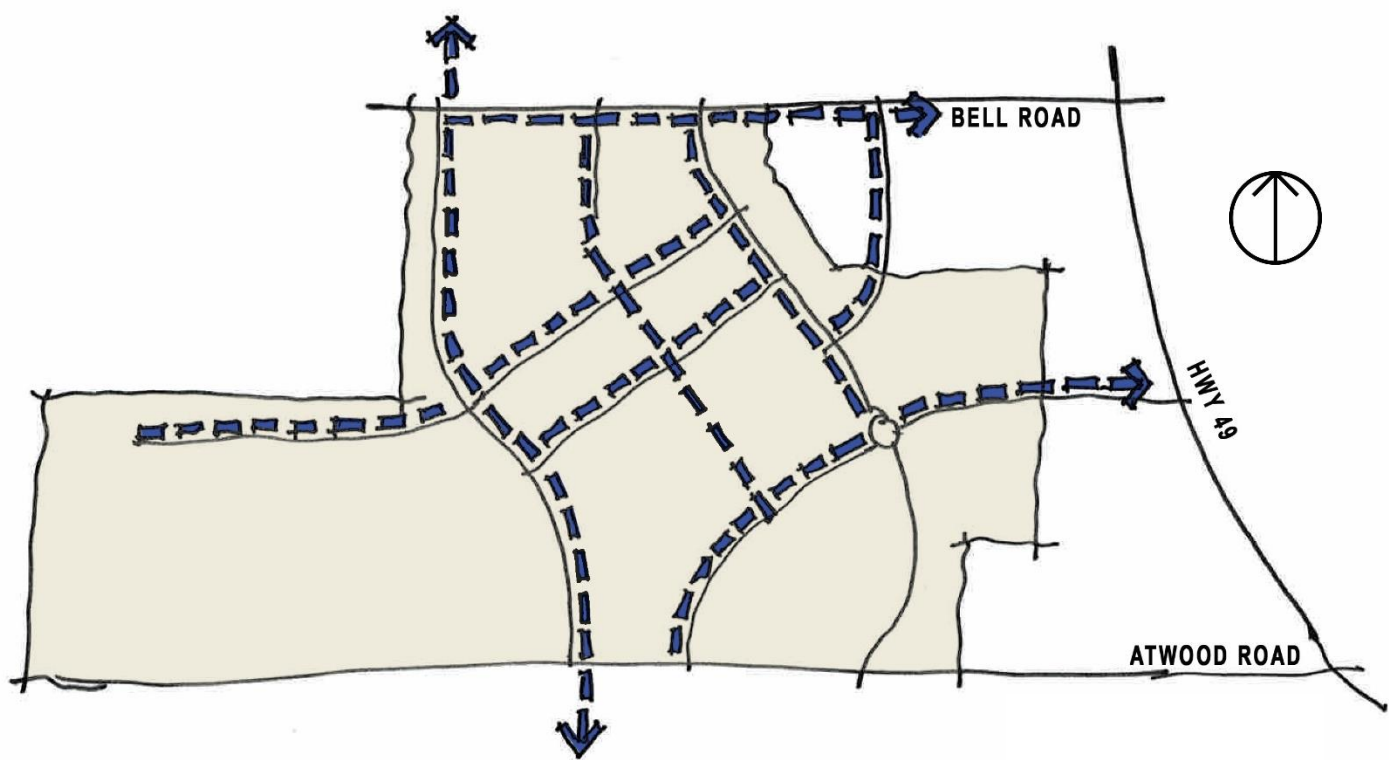
- **RESIDENTIAL** – Project type mix could include affordable housing, single family market rate housing, cohousing and SRO.
- **HOTEL** – 100 Rooms
- **COMMERCIAL** – 20,000 SF Commercial with Residential Units above
- **FLEX USES** – Professional Office/Education with Residential Units above



SURROUNDING LAND USES

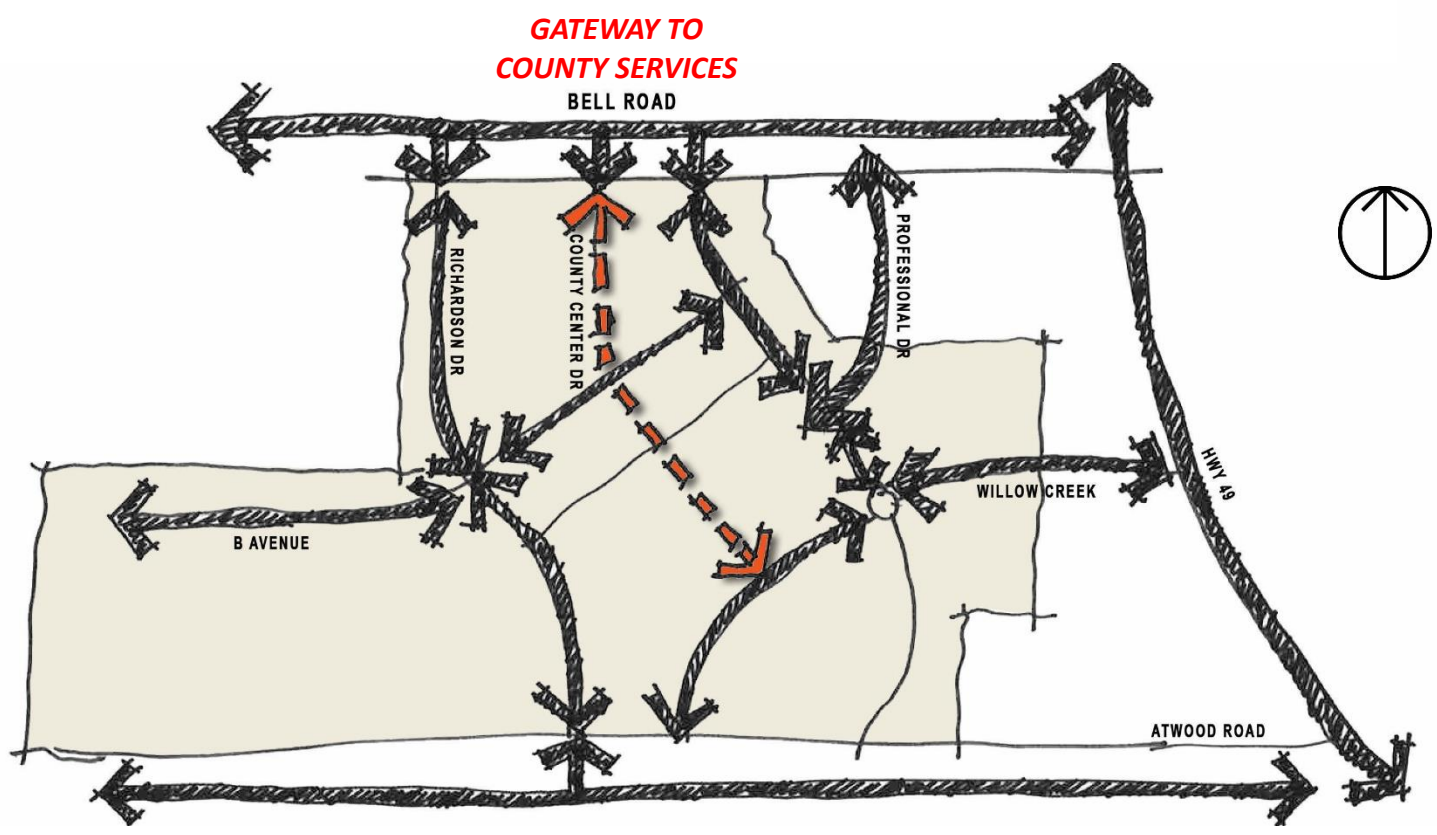


GEOMETRIES

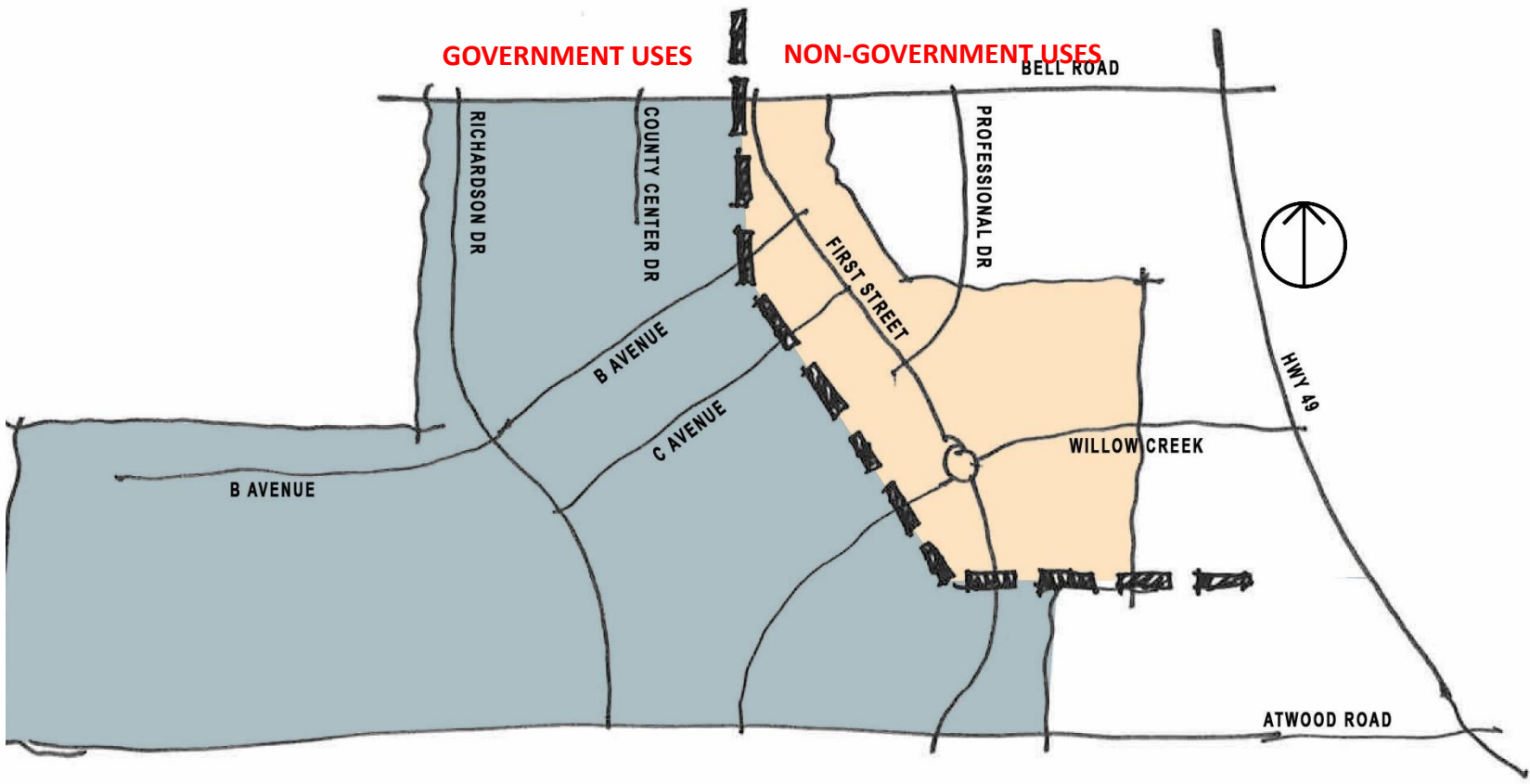


WALKABILITY

PLANNING INFLUENCES



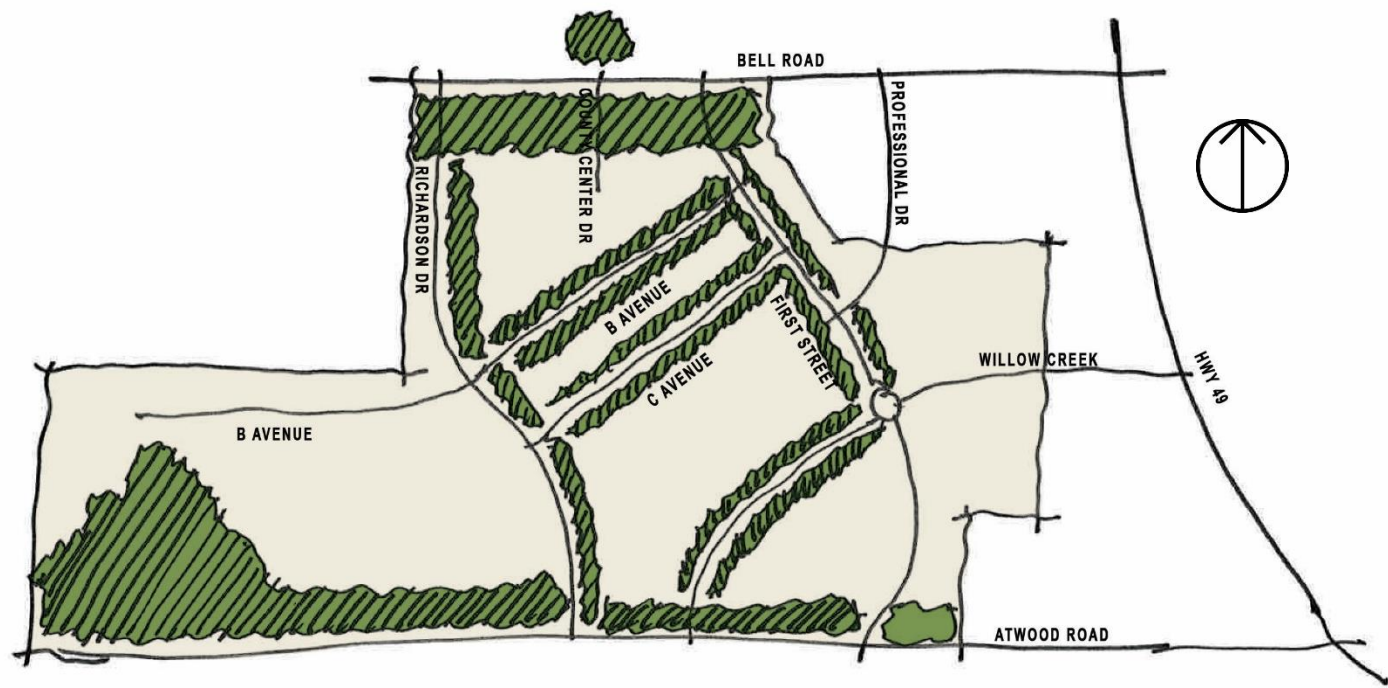
ACCESS AND GATEWAYS



DISTINCT DISTRICTS



OPEN SPACES



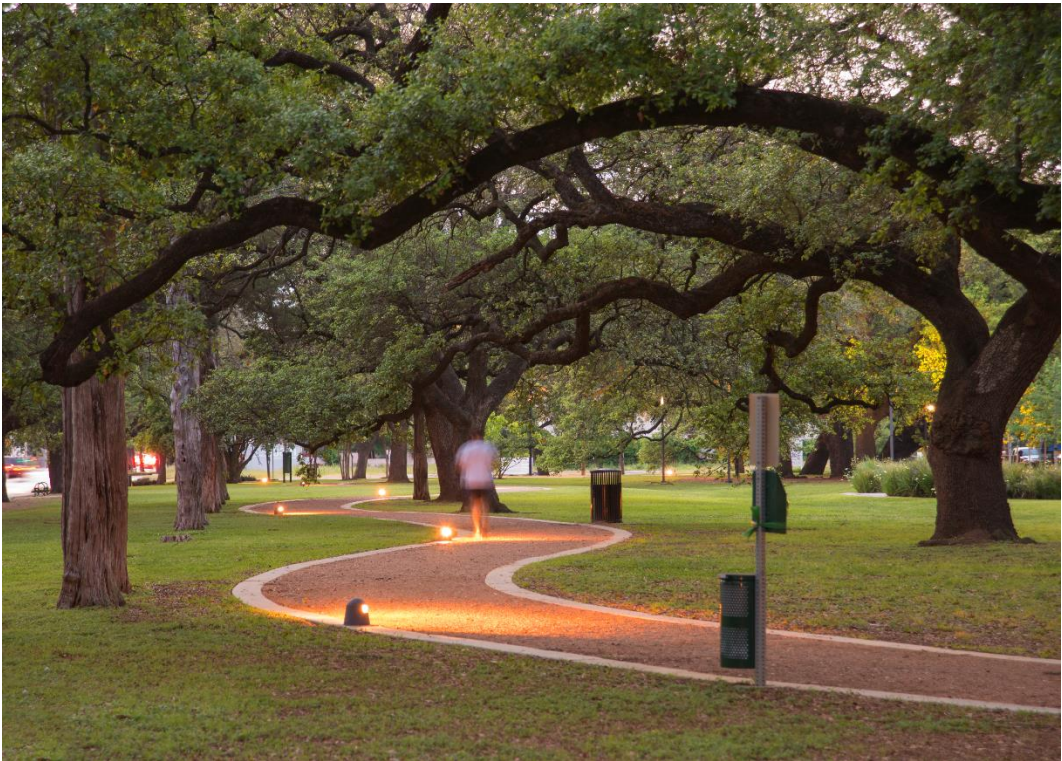
GREEN WAYS



PASSIVE GREEN SPACE



CAMPUS ARBORETUM



PEDESTRIAN WALKWAYS



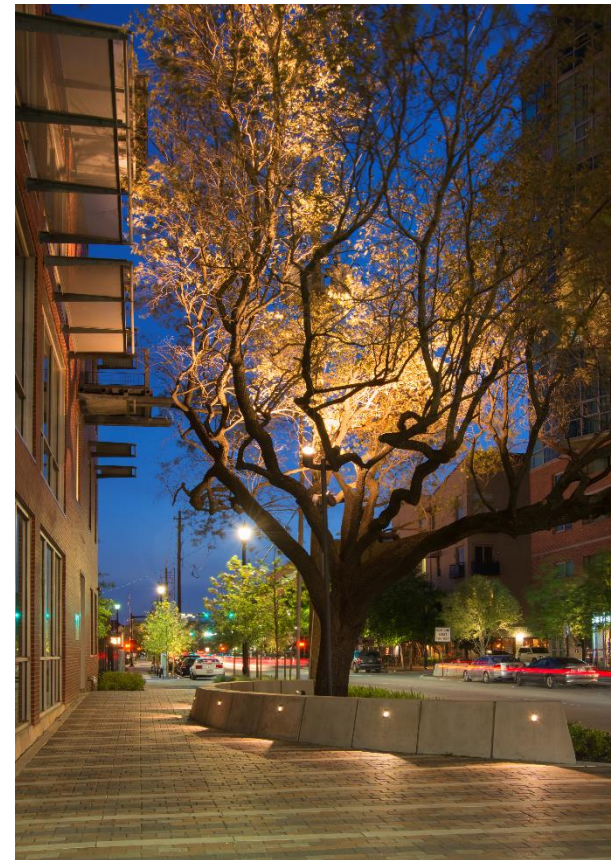
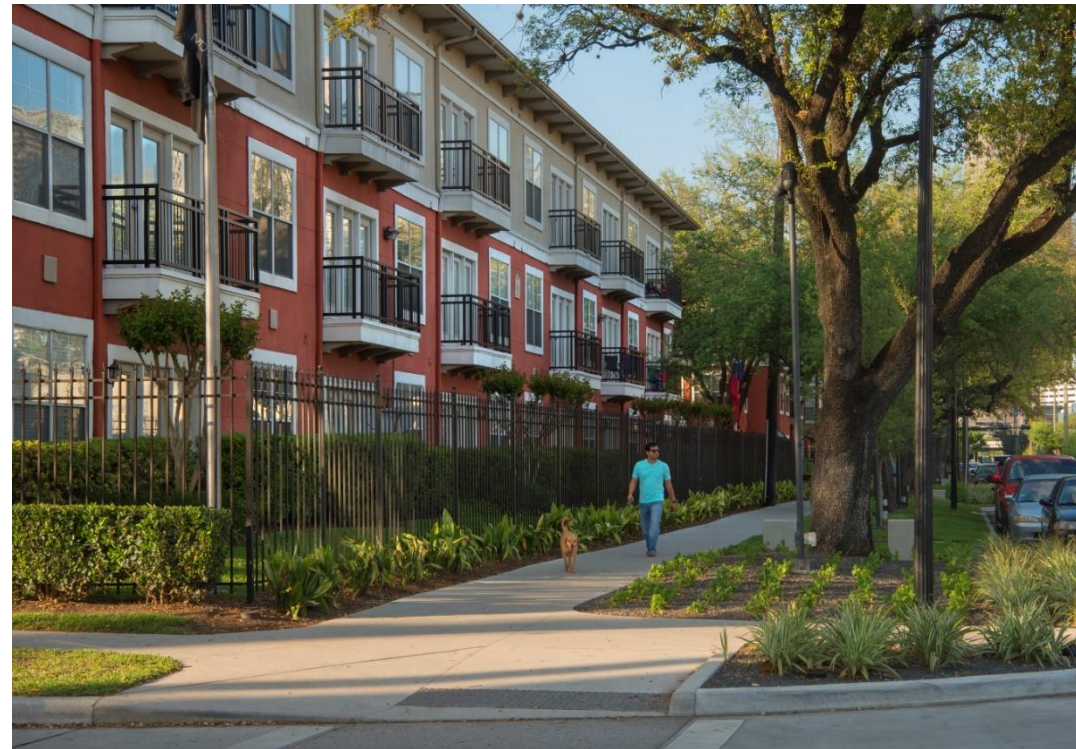
EVENTS LAWN





PUBLIC SPACES



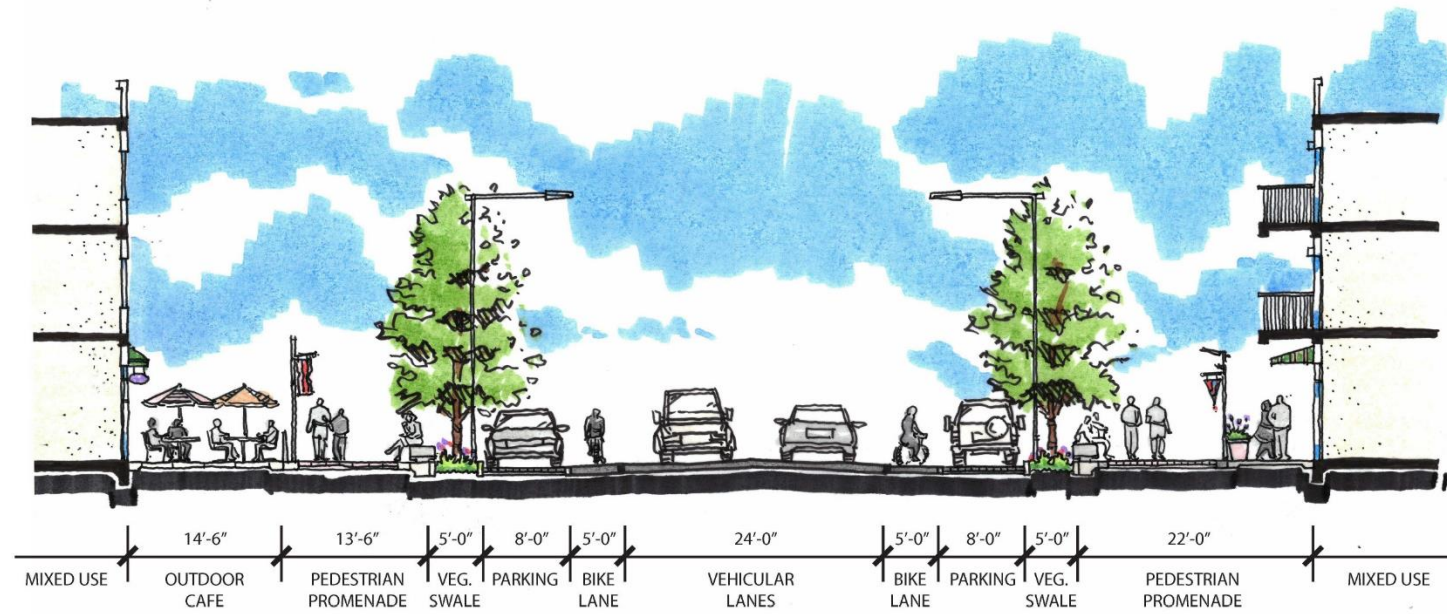


RESIDENTIAL

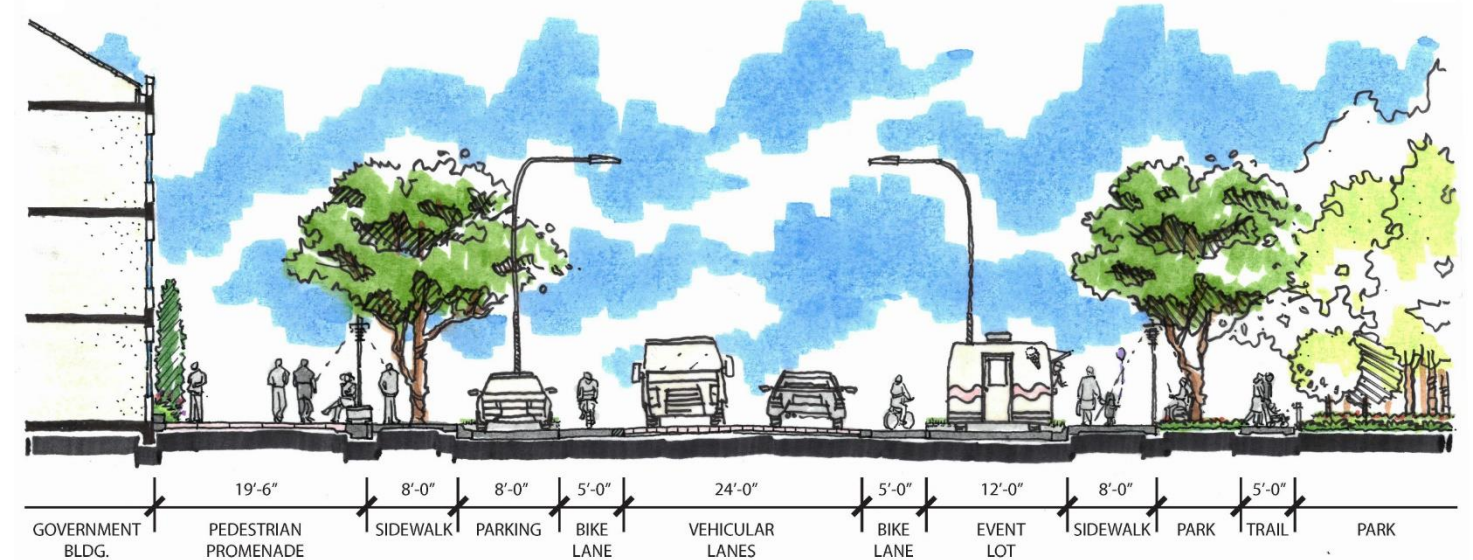


MIXED USE

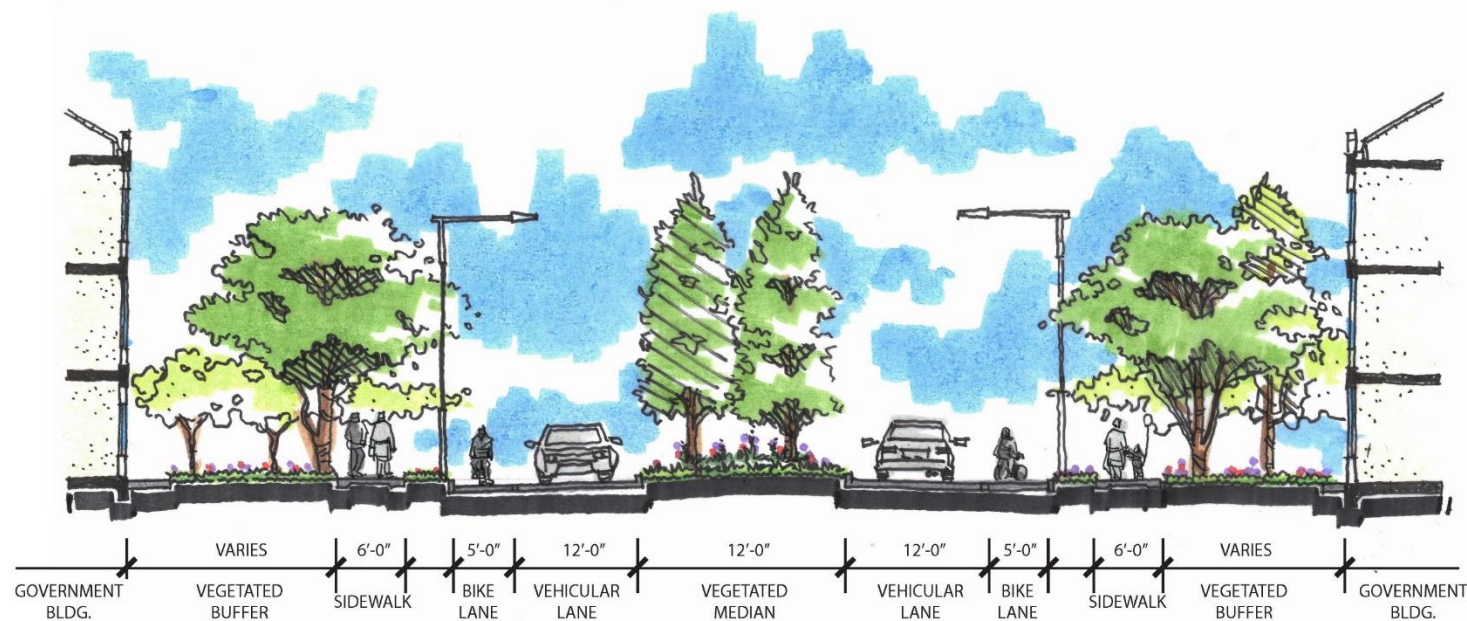
STREET SECTIONS



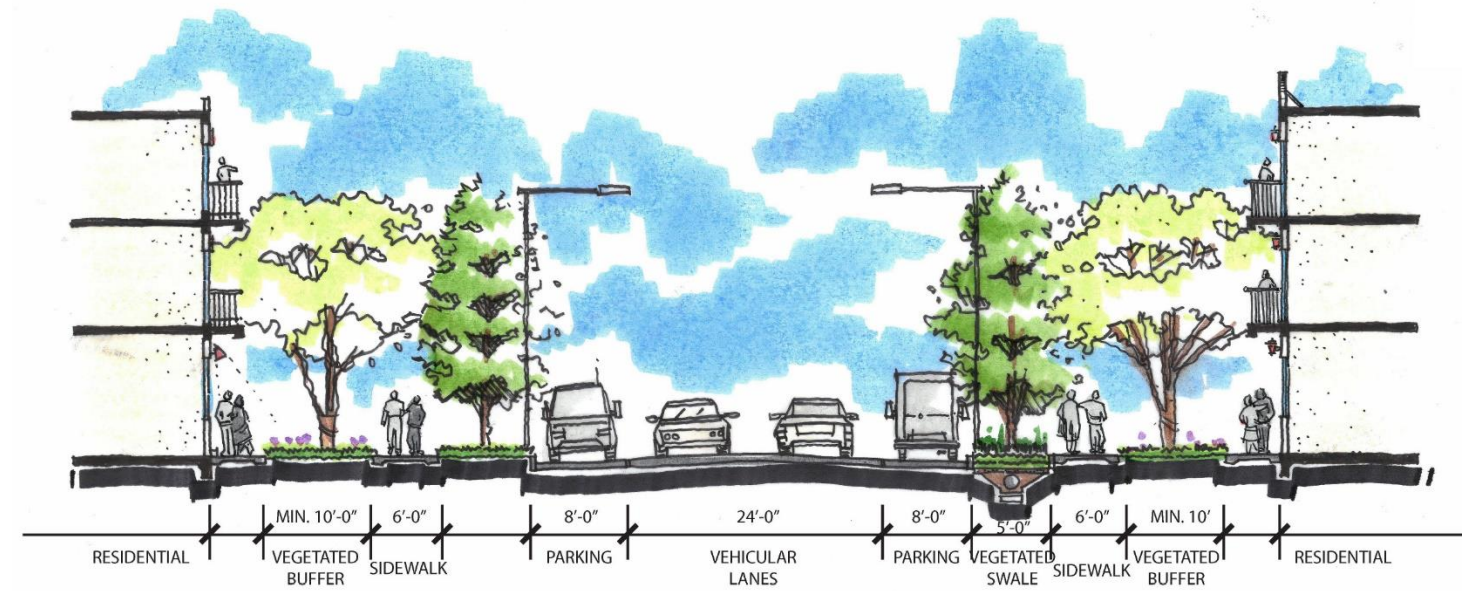
TYPICAL ROAD SECTION A - F AVENUE: MIXED USE DEVELOPMENT AREA
1/8" = 1' - 0"



TYPICAL ROAD SECTION B - COUNTY CENTER DR. / COMMON GREEN
1/8" = 1' - 0"

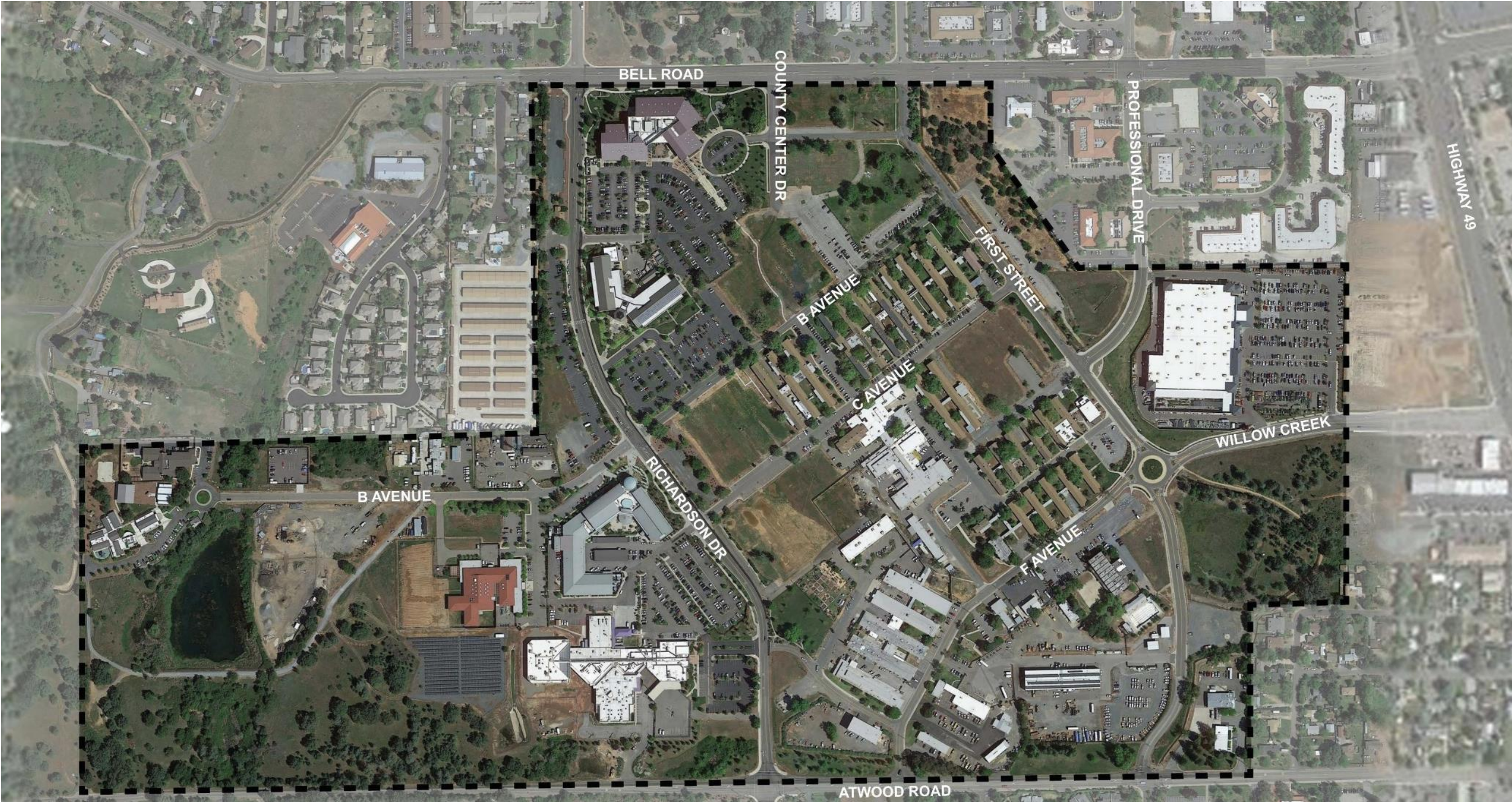


TYPICAL ROAD SECTION C - COUNTY CENTER DRIVE
1/8" = 1' - 0"



TYPICAL ROAD SECTION E - FIRST AVENUE
1/8" = 1' - 0"

AERIAL VIEW - EXISTING GOVERNMENT CENTER

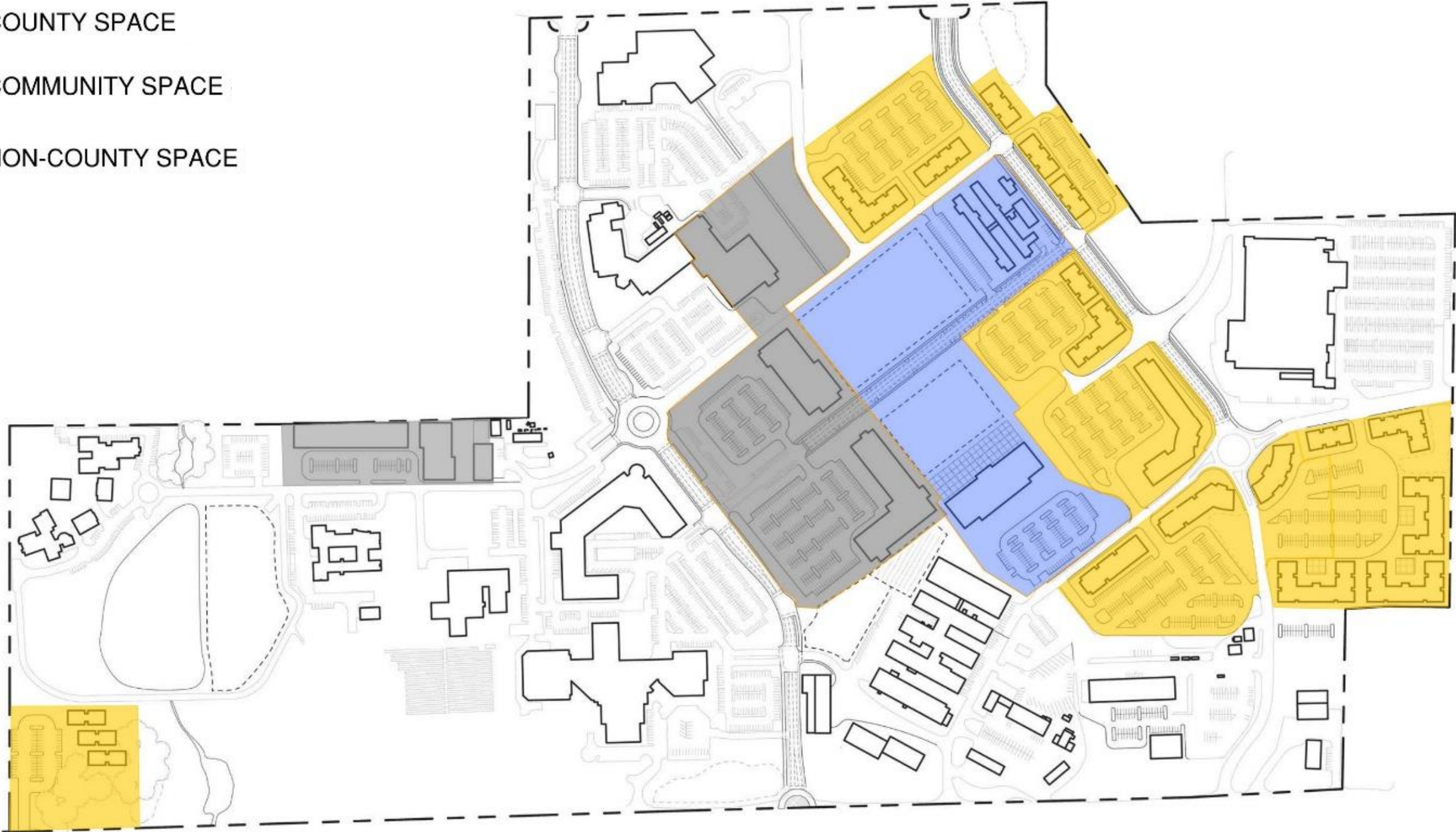




POTENTIAL SITE AREAS - OPTION 1

LEGEND

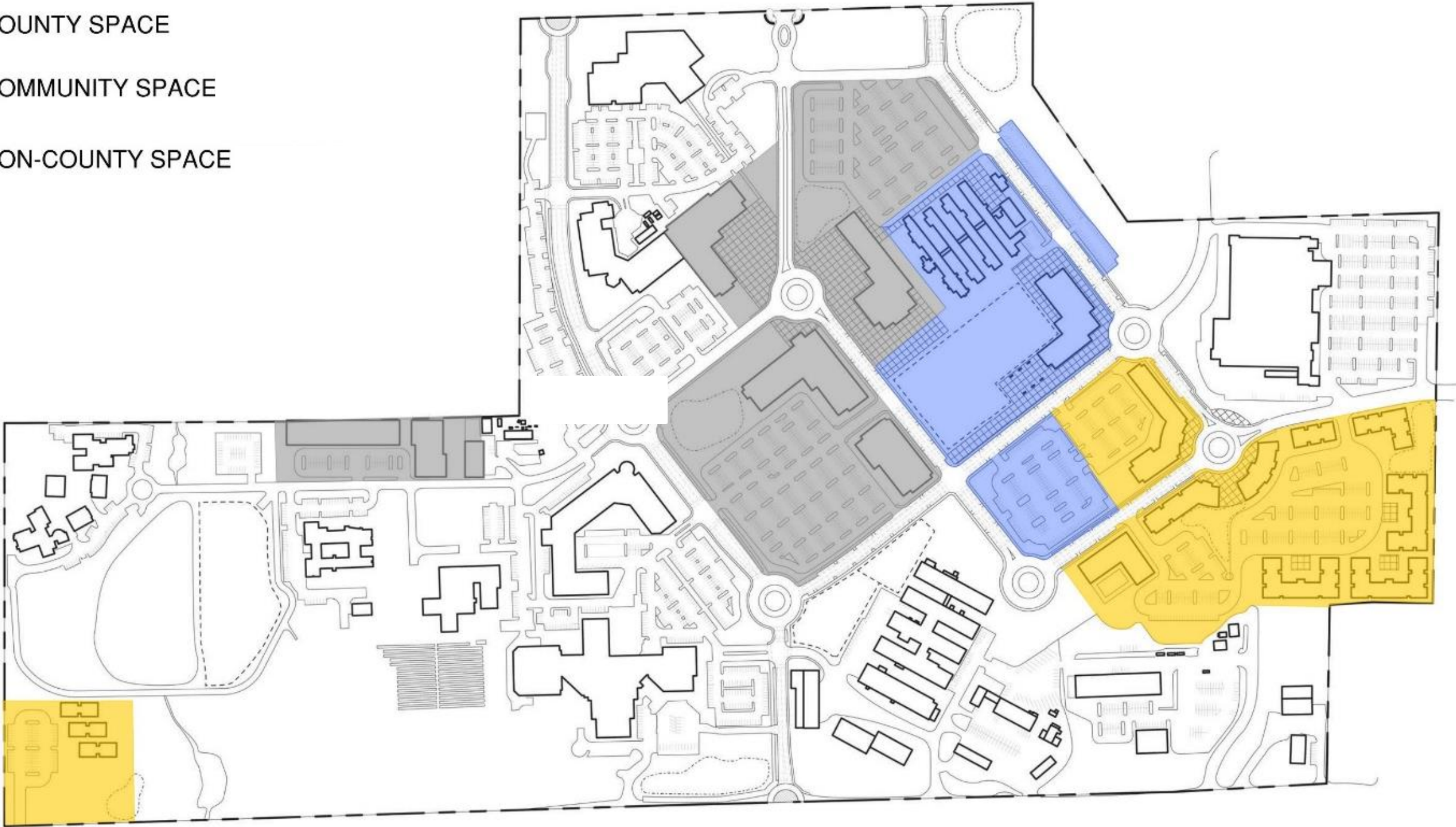
- POTENTIAL COUNTY SPACE
- POTENTIAL COMMUNITY SPACE
- POTENTIAL NON-COUNTY SPACE





LEGEND

- POTENTIAL COUNTY SPACE
- POTENTIAL COMMUNITY SPACE
- POTENTIAL NON-COUNTY SPACE



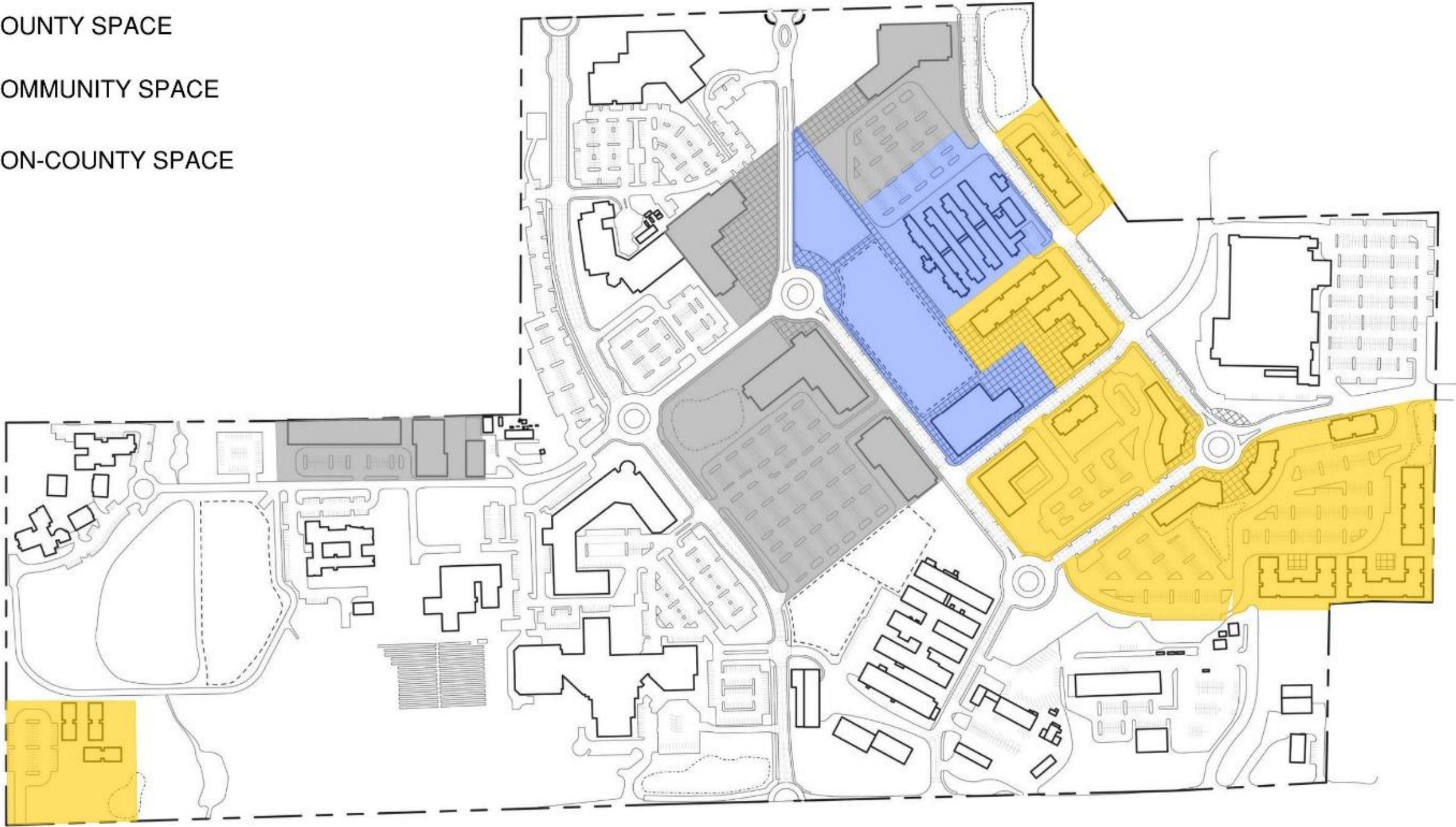
MASTER PLAN OPTION 3



POTENTIAL SITE AREAS - OPTION 3

LEGEND

- POTENTIAL COUNTY SPACE
- POTENTIAL COMMUNITY SPACE
- POTENTIAL NON-COUNTY SPACE



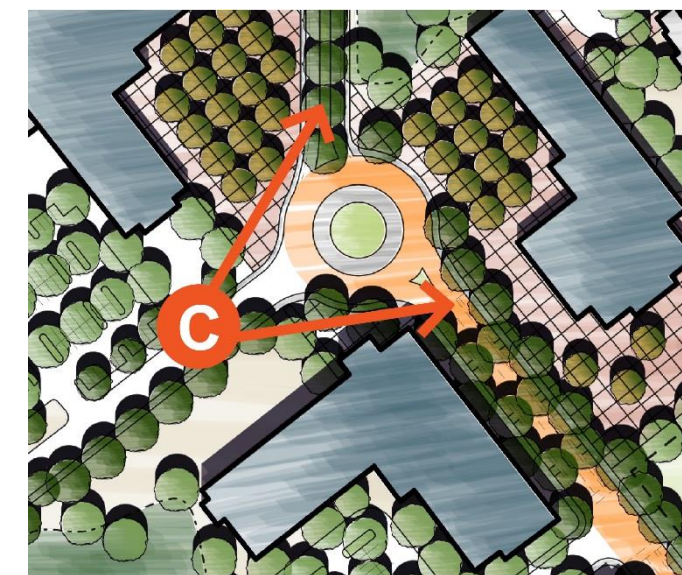
VIEW A - GOVERNMENT CENTER GATEWAY



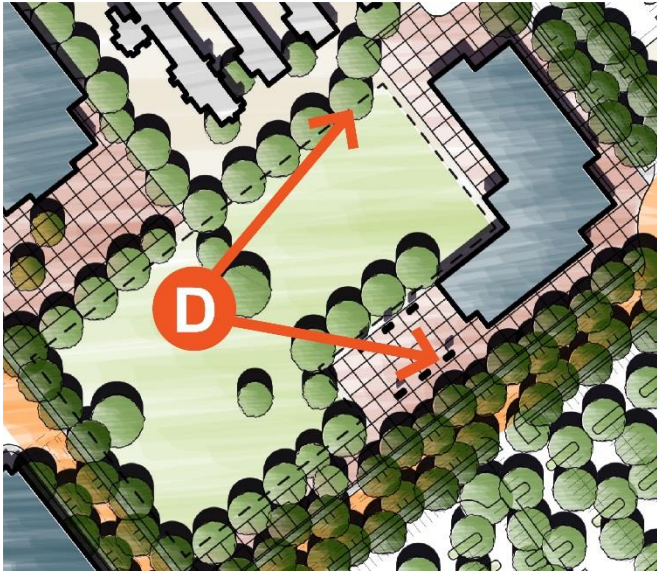
VIEW B - COUNTY ADMINISTRATIVE CENTER



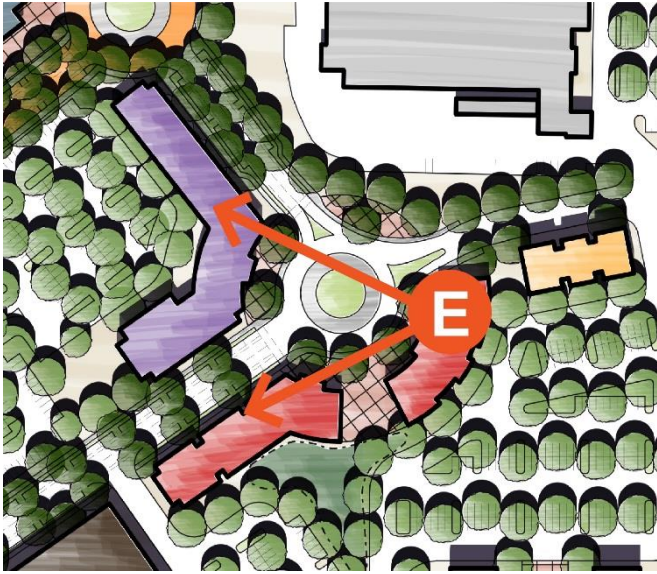
VIEW C - COUNTY ADMINISTRATIVE CENTER



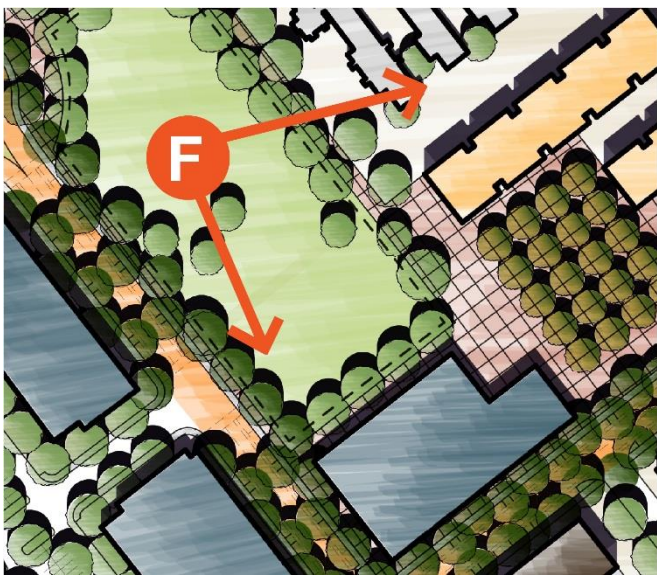
VIEW D - COMMUNITY EVENT CENTER



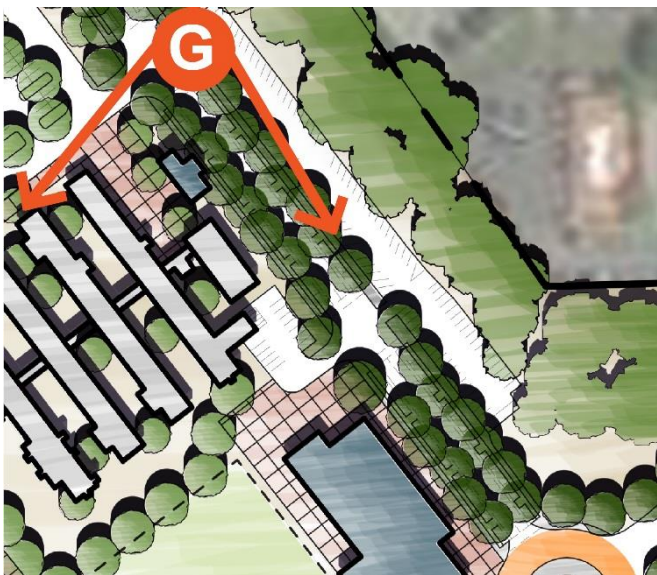
VIEW E - COMMERCIAL BUILDINGS



VIEW F - EVENT LAWN



VIEW G - DEWITT HERITAGE / ADAPTIVE REUSE





Community Comments